

MUNICIPAL SERVICES CENTER

6703 Sullivan Road * Central, Louisiana 70739 * p: 225-262-5000 * f: 225-262-5001

MEMORANDUM

TO: Planning Commission

FROM: Woodrow Muhammad AICP, Planning & Zoning Director

SUBJECT: SS-15-15 SUBDIVISION OF TRACT 3 OF THE FORMER W. L. DOUGHERTY PROPERTY

LOCATION This property is located on the west side of Brown Road south of the Vail Avenue

intersection in Section 27, T5S, R1E, GLD, EBR, LA.

MASTERPLAN LAND USE Rural/Agriculture, Restricted Greenspace, & Conservation

Areas

PRESENT ZONING Rural/Agricultural

LOT ID NUMBER 241220075

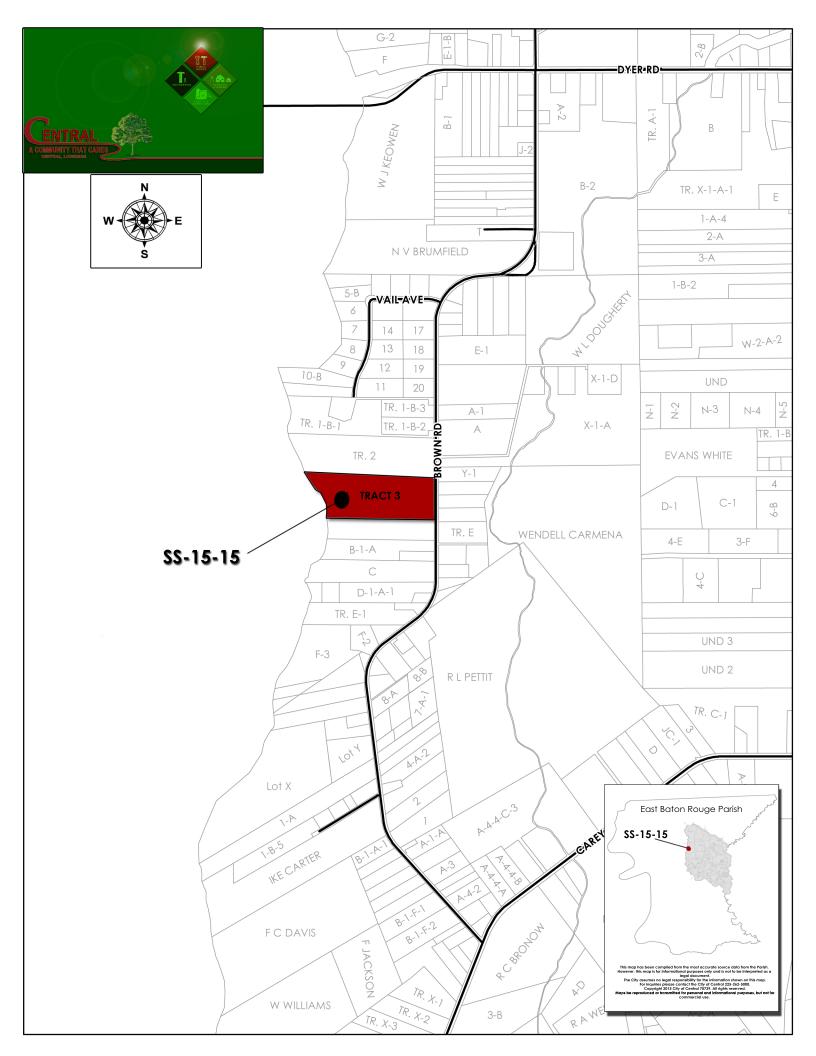
ENGINEER/APPLICANT Curtis Chaney, Louisiana Land Surveying

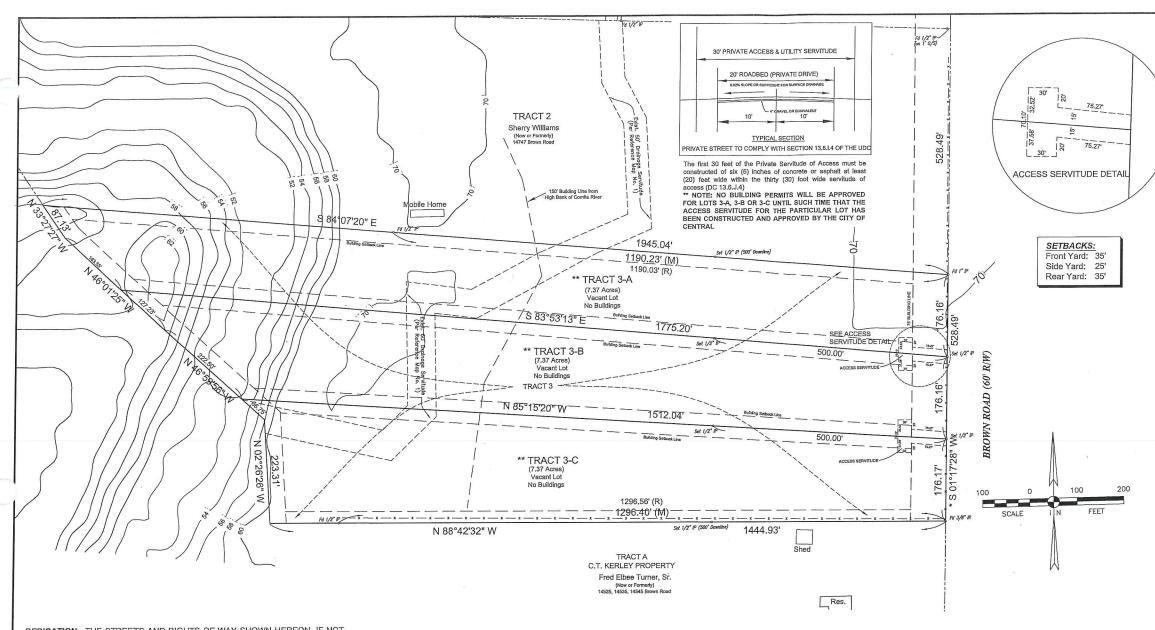
STAFF COMMENTS

1. **Size** of subject property is approximately 22.11 acres.

- 2. **Background** The applicant is requesting to subdivide one tract into three for single family residential land use.
- 3. **Access** Public and Private. The applicant has designed proposed tracts as non-building sites until the private servitudes of access are constructed.
- 4. **Master Plan Statement** The subject property is designated as Rural/Agriculture, Conservation Areas and Restricted Greenspace land uses on the 2010 City of Central Master Plan. The proposed use is consistent with the Master Plan.
- 5. **Planning Commission Staff Recommendation** Staff recommends to approve the subdivision with the following stipulations:
 - a. The proposed tracts shall be labeled as non-building sites until the private servitudes of access are constructed.
 - b. Compliance with the review comments relative to the private servitude of access (See Attachment A).
 - c. No additional driveways outside of the private servitudes of access.
- 6. Scheduled for Planning Commission Meeting on August 27, 2015.







DEDICATION: THE STREETS AND RIGHTS OF WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED. NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVITUDE OR RIGHT OF WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE OR

SEWERAGE: NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF EAST BATON ROUGE PARISH.

PRIVATE ACCESS SERVITUDE: THE ACCESS SERVITUDE SHOWN ON TRACTS 3-A, 3-B AND 3-C IS FOR THE BENEFIT TRACTS 3-A, 3-B AND 3-C

"ALL LOTS THAT USE THE PRIVATE SERVITUDE OF ACCESS ARE JOINTLY RESPONSIBLE FOR THE COSTS TO MAINTAIN THE ENTIRE PRIVATE ROAD OR SERVITUDE OF ACCESS CREATED BY THE SUBDIVISION. EACH LOT'S RESPONSIBILITY SHALL BE PRO-RATED BASED UPON EACH LOT'S FRONTAGE ON THE PRIVATE SERVITUDE OF ACCESS." (CENTRAL ORDINANCE 2007-03)

CYNTHIA KLIENPETER CORKERN (OWNER)

RECOMMENDED FOR APPROVAL.

OPEN DITCHES ARE PREDOMINATE IN THE AREA AND BUILDING SITES SHALL BE A MINIMUM OF 2 FT. ABOVE DITCH BOTTOM.

LAKEISHA THERIOT, PARISH MANAGER, OFFICE OF PUBLIC HEALTH, EAST BATON ROUGE PARISH

DATE: APPROVED:

WOODROW MUHAMMAD PLANNING DIRECTOR - CITY OF CENTRAL

CASE NO: SS-15-15

PLAT SHOWING PARTITION OF THE W.L. DOUGHERTY PROPERTY, LOCATED IN SECTION 27, T-5-S, R-1-E, G.L.D., EAST BATON ROUGE PARISH, LOUISIANA INTO TRACT 1, TRACT 2 & TRACT 3 FOR MRS. GERALDINE D. KLEINPETER BY CHARLES T. SNYDER, DATED MAY 7, 1999 AND RECORDED AT ORIGINAL 642, BUNDLE 11012 IN THE OFFICIAL RECORDS FOR THE PARISH OF EAST BATON ROUGE, LOUISIANA

PRELIMINARY

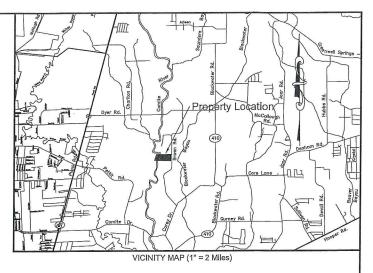
NOT FOR RECORDING

THIS IS TO CERTIFY THAT THIS PLAT CONFORMS TO LA REVISED STATUTES 33:5051 ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES CONCERNING THE SUBDIVISION OF LAND AND EXCEEDS THE ACCURACY STANDARDS FOR A CLASS 'C' SURVEY.

CURTIS M. CHANEY, P.L.S.

8/13/2015 DATE:

CURTIS M. CHANEY REG. No. 4829 REGISTERED SURVE



T. THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON, NO ATTEMPT HAS BEEN MADE BY LOUISIANA LAND SURVEYING, INC. TO VERIFY TITLE, ACTUAL OWNERSHIPS, OR OTHER BURDENS ON THE PROPERTY.

2. THE APPROVAL OF THIS PLAT OR MAP DOES NOT RELIEVE THE IMMEDIATE PROPERTY OWNER OR FUTURE PROPERTY OWNERS FROM COMPLYING WITH ALL APPLICABLE FEDERAL, STATE AND CITY PARISH LAWS AND ORDINANCES GOVERNING THE SALE AND DEVELOPMENT OF THE PROPERTY. IN PARTICULAR, NO FILLING OF THE PROPERTY SHALL COMMENCE UNTIL APPLICATION OF REQUIRED PROVISIONS OF THE LATEST VERSION OF THE UNIFIED DEVELOPMENT CODE (UDC).

3. THE CITY OF CENTRAL AND THE PARISH OF EAST BATON ROUGE DO NOT ENFORCE PRIVATE DEED AND/OR SUBDIVISION RESTRICTIONS. HOWEVER, THE APPROVAL OF THIS PLAT DOES NOT RELEASE THE OWNER AND/OR CONTRACTOR/BUILDER FROM COMPLYING WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAT.

4. NO WETLANDS DETERMINATION WAS REQUESTED NOR MADE AND IS NOT PART OF THIS SURVEY.

5. ACCORDING TO THE FEDERAL EMERGENCY FLOOD INSURANCE RATE MAP NO. 22033C 0180E, DATED MAY 2, 2008, THIS PROPERTY IS LOCATED IN FLOOD ZONE AE WITH A BASE FLOOD ELEVATION OF 71.5'. BASE FLOOD FLEVATIONS ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE FLOOD PLAIN

6 DATE OF FIELD SURVEY: May 2015.

7. 2010 MASTER PLAN: RURAL / AGRICULTURAL, RESTRICTED GREENSPACE, CONSERVATION AREAS

8 UTILITIES: FLECTRICITY: DEMCO

WATER: PARISH WATER COMPAN SEWER: INDIVIDUAL TREATMENT SYSTEM

SCHOOL DISTRICTS: CENTRAL COMMUNITY SCHOOLS

9. REFERENCE BEARING: S 01°17'28" W (BEING THE WEST RIGHT-OF-WAY LINE OF BROWN ROAD)

9. CONTOURS DEPICTED HEREON WERE SCALED FROM THE "COMITE, LA" QUADRANGLE

10. THIS IS A FAMILY PARTITION.

MAP SHOWING RE-SUBDIVISION

TRACT 3

W.L. DOUGHERTY PROPERTY

TRACTS 3-A, 3-B, & 3-C

LOCATED IN SECTION 27, T-5-S, R-1-E, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA

FOR **CHRIS CORKERN**



ATTACHMENT A

Matt Zyjewski - CoC

. rom:

Matt Zyjewski - CoC

Sent:

Wednesday, August 05, 2015 2:47 PM

To:

'Curtis Chaney'

Cc:

Woodrow Muhammad - COC

Subject:

SS-15-15 Review Comments

Attachments:

20150805144639625.pdf

Our comments are as follows:

1. Correct setbacks, 35' front, 25' side, 35' rear. Show on each property.

2. Adjust line types to make legible. Show legend.

3. Show dimension/bearing of property lines as shown on attached map.

4. Put note on plat that there are no existing structures.

5. Correct to Master Plan Statement to read "2010 Master Plan: Rural/Agriculture, Conservation Areas, Restricted Greenspace"

6. Add standard fill note.

- 7. The first 30 feet of the private servitude of access must be constructed of six (6) inches of concrete or asphalt at least twenty (20) feet wide within the thirty (30) foot wide servitude of access (DC 13.6.J.4). Please show this on the map.
- 8. The private servitude of access must be improved to the DC standards as a minimum prior to approval of the map. A 30' servitude of passage is required, with a 20' road within the servitude which may be constructed of gravel, crushed limestone, or equivalent four (4) inches thick as approved by the Department of Public Works. Show cross section of private servitude of access. (DC 13.6 I)

9. Construction plans may be required by DPW.

10. The above construction requirements must be constructed and inspected by the Planning Commission staff prior to approval/signature of the map. (DC 13.6.J). Contact the Planning Commission office for inspection of the private servitude of access after completion. If the servitude meets the above requirements, the map will be recommended for approval.

11. Add Case Number, SS-15-15, to plat.

- 12. Remove David Barrow and replace with "Mayor or His Designee" for the signature block.
- 13. New addresses will be assigned and must be placed on plat prior to signature.
- 14. Please be advised that a disturbance permit shall be required prior to:
 - (a) Any disturbance by means of mechanized equipment;
 - (b) Tree removal by means of mechanized equipment;
 - (c) The delivery to or removal from the location of soil, sand, tree materials, or fill material in excess of 12 cubic yards;

(d) Demolition of a structure or trailer by means of heavy equipment; and

(e) The excavation, placement, or grading of soil, sand, demolished structural components, or other material by means of mechanized equipment.

Please make corrections before August 13, 2015 and email a pdf of the revised plat. Upon our review of the revisions, you will need to provide two 11x17 copies.

Sincerely,



Matt Zyjewski

Assistant Planning & Zoning Manager

ATLEMEDATTA

City of Central Municipal Services 6703 Sullivan Road Central, Louisiana 70739 Tel (225) 262-5000 Fax (225) 262-5001

